



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of January 11, 1988

Present: Chaput, Raftery, Sillers, Tobin, Davis and Administrative Assistant, Olden

Minutes of 12/14 and 12/28/87

On motion of T. Raftery seconded by S. Tobin the minutes of the December 14 meeting were unanimously approved as presented. On motion of T. Raftery seconded by S. Davis the minutes of December 28 were unanimously approved as presented.

Town Report

E. Olden reported that she has a meeting-by-meeting analysis of the 1987 minutes from which she can write a summary of the year's activities. It was agreed that when this is written, she will contact V. Chaput to review the draft.

Lot Release, Hemlock Hill Road

On motion of T. Raftery seconded by S. Sillers, the Board voted unanimously to release Lot 9, Hemlock Hill Road from the terms of the subdivision covenant.

Request - Reduction in Performance Guarantee at Elizabeth Ridge

In response to a letter from the owner of the Elizabeth Ridge subdivision for a reduction in the performance guarantee, the Board instructed Mrs. Olden to request CV&P to inspect and estimate the cost of the work that remains.

Hinchliffe Letter

After reading both a letter from Frederick Hinchliffe II requesting copies of certain meeting minutes and a letter sent to Mr. Hinchliffe by Mrs. Olden, the Board said they had no further instructions.

Public Hearing on "Ice Pond Road" Definitive Plan

The public hearing opened at 8:17 P.M. on the application of Charles C. Boiteau for a proposed 8-lot subdivision north of East Street. The following information was presented by the Applicant:

The plan shows 8 lots. There is a 1600' cul de sac. The lot is long and narrow. The plan shows a fire pond for which a Notice of Intent has been filed with the Conservation Commission which has been approved. East Riding Drive is 142 feet away. The property is bounded by state park land

on several sides. The roadway is set against the northeast property line. Tophet Swamp borders the property. The wetlands line on the plan represents the flagged wetlands line. The upland portion of the property is indicated. The plan shows no bike paths or sidewalks. The common drive is 550 feet and serves four lots. The last house on the plan is 2,000 feet from East Street.

The woodspath will be added to the plan. There are no drainage easements on the property. There is no easement for the fire pond, only an easement for access to it. There are no significant ledge outcroppings or trees on the property.

An oral report from the Conservation Commission stated that the Commission objects to the road placement because it is not at the point of minimum impact on the wetlands.

The Applicant agreed to provide a list of waivers requested.

The hearing was opened to questions and comments from the public:

Ken Ernstoff, an abutter on the easterly side of the property spoke to the proposal.

The Applicant said that the areas around the houses on Lots 1 and 2 have been increased since the Preliminary Plan.

Wendy Davis asked how far back the first house is. The Applicant said it is 450 feet.

Mrs. Davis expressed her concern about drainage into the wetlands on her property from the subdivision. The Applicant said that the drainage goes into the watershed away from the Davis property and that the soil is gravel and sand everywhere on the property. Mrs. Davis expressed her concern about the chemical fertilizers to be used on lawns in the completed subdivision affecting wetlands.

There was a discussion of the visibility of the subdivision houses from the Davis house and other houses.

On motion by S. Tobin seconded by T. Raftery the Board voted unanimously to continue the public hearing until January 28, 1988, at 8:15 P.M. in the upstairs meeting room.

In a brief discussion after the public hearing, the Board listed the following apparent waivers: the width of the road, the fence around the fire pond, and the road length. V. Chaput agreed to discuss the firepond fence with the Fire Chief.

In further discussion of the Ice Pond Road subdivision and the Board of Health recommendation to the Planning Board to deny the plan, T. Raftery agreed to consult with Town Counsel concerning the relationship of the Board of Health action and the Planning Board action.

Payment Authorization for Administrative Planning Assistant

On motion by T. Raftery seconded by S. Davis the Board voted unanimously to authorize payment of 50% of the registration fee and the time for Mrs. Olden

to attend a Massachusetts Association of Planning Directors Planning Retreat at UMass on January 15, 1988.

Planning Board Budget Submission to FinCom

On motion by T. Raftery seconded by S. Sillers, the Board voted unanimously to submit the following budget to the Finance Committee:

Engineering	\$ 7,000.00	
Clerical	1,100.00	
Dues and Misc. Prof. Exp.	500.00	
Office Expenses	900.00	
Master Plan	<u>500.00</u>	
TOTAL		\$10,000.00
Planning Board Planner	\$10,694.25	<u>10,694.25</u>
	TOTAL	\$21,694.25

Mrs. Olden was instructed to ask Chairman Paul Sherr who is going to attend the meeting with the Finance Committee.

Grant Application for Town Commons Program

After a discussion of a letter from Senator John Olver referred to the Planning Board by Selectman Sauer, the Board instructed Mrs. Olden to ask for a grant application for the town commons program and to ask Dave Galvin for a town common plan previously prepared.

ANR - Puffer and Tang, Rutland Street

On motion by T. Raftery seconded by S. Sillers, the Board voted unanimously to endorse a plan entitled "Plan of Land Rutland Street Carlisle, MA" prepared for Kai Chi & Rebecca Tang, 161 Rutland Street and Richard & Christine Puffer, 181 Rutland Street, Carlisle, MA 01741 by H-Star Engineering, 9 Acton Road, Suite 15, Chelmsford, MA 01824 "Approval under the Subdivision Control Law Not Required."

ANR - Robbins Drive, Submitted by Deck House

On motion by T. Raftery seconded by S. Sillers, the Board voted unanimously to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) prepared for: Deck House, Inc.," dated Jan. 6, 1988, by Stamski and McNary, Inc., 80 Harris Street, Acton, MA "Approval under the Subdivision Control Law Not Required."

Issuance of Request for Proposal

On motion by T. Raftery seconded by S. Sillers the members voted unanimously to issue the Request for Proposal being prepared by the Ad Hoc Town Offices Planning Committee.

Benedict Wood Lot

S. Tobin asked about the Benedict Wood Lot for which the Board received notification that it is to be taken out of the Chapter 61A program. After discussion of the procedure for Town purchase of Chapter 61A property, Mr. Tobin said he would like to pursue the matter with other Town officials and reschedule the discussion for the next meeting. Meeting adjourned at 10:30 P.M.

Respectfully submitted,

Elaine Olden
Administrative Planning Assistant